



Recreation Street
Mansfield

burchell
edwards

Recreation Street Mansfield NG18 2HP

for sale guide price
£140,000



Property Description

Recreation Street, Mansfield

Offered to the market is this three-bedroom semi-detached home occupying a generous plot in a convenient Mansfield location. Requiring a degree of modernisation, the property presents an excellent opportunity for investors, first-time buyers or those seeking a project to create a home to their own specification.

The accommodation comprises an entrance hall, living room, separate dining room and a fitted kitchen with access to a ground floor WC/cloakroom. To the first floor are three bedrooms and a family bathroom, with additional loft space providing useful storage.

Externally, the property benefits from a substantial front garden and a west-facing rear garden, enjoying afternoon and evening sunshine. The rear garden is enclosed, mainly laid to lawn and features a patio area, side gated access and a useful outbuilding for storage.

Conveniently located for local amenities, schools and transport links, this property offers excellent potential and should be viewed to appreciate the size of the plot and scope available.



Entrance Hall

UPVC entrance door to the side elevation, laminate flooring, double glazed window to the rear and a wall mounted radiator. Stairs rise to the first-floor accommodation.

Wc / Cloakroom

Fitted with a low-level WC and situated off the kitchen within the former coal house, providing convenient ground floor facilities.

Living Room

Comfortable reception room featuring a double glazed window to the front elevation, fitted carpet and a wall mounted radiator

Dining Room

Separate dining room with a double glazed window to the front elevation, carpet flooring and a wall mounted radiator, offering versatile space for family dining or entertaining.

Kitchen

Fitted with a range of matching wall and base units with tiled splashbacks, inset stainless steel sink and drainer, laminate flooring and a double glazed window overlooking the rear garden.

Landing

Carpeted landing with a double glazed window to the rear, loft access hatch and an airing cupboard housing the boiler.

Bedroom One

Double bedroom with a double glazed window to the front elevation, carpet flooring, wall mounted radiator and fitted storage over the stairs.

Bedroom Two

Well-proportioned bedroom featuring a double glazed window to the front elevation, carpet flooring, wall mounted radiator and useful over-stairs storage cupboard.

Bedroom Three

Single bedroom with a double glazed window to the rear elevation, carpet flooring, wall mounted radiator and built-in storage cupboard.

Bathroom

Comprising a panelled bath, low-level WC and wash hand basin. Finished with vinyl flooring, tiled splashbacks, wall mounted radiator, storage heater and a double glazed opaque window to the rear.

Loft Space

Useful loft area with lighting and partial boarding, ideal for storage.

Outbuilding

Located to the rear of the kitchen, providing useful storage space and access to a WC.

Front Garden

Good-sized front garden laid mainly to lawn with fenced boundaries and shared pathway access with the neighbouring property.

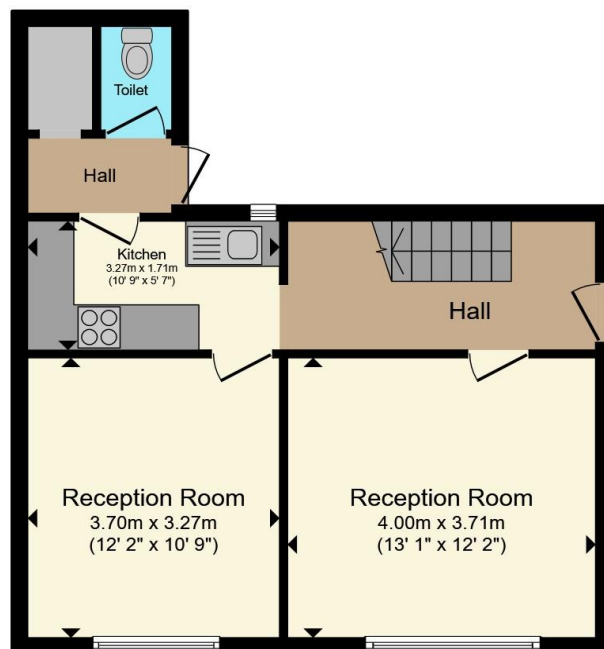
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

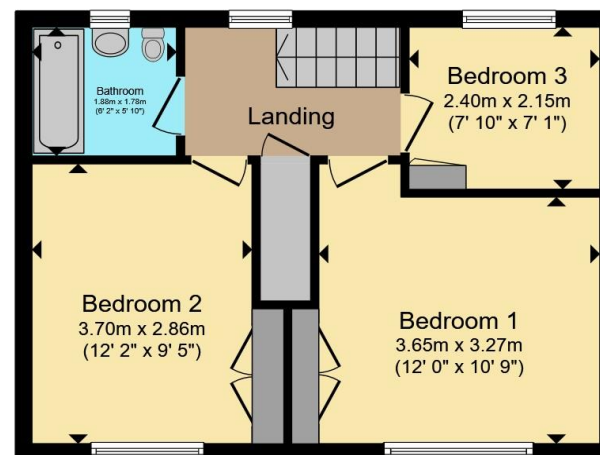








Ground Floor



First Floor

Total floor area 86.2 m² (928 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209895



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